



81 Foredyke Avenue, Hull, HU7 0DT

- Ideal for first time buyer or investor, uPVC DG & GCH
- Two bedrooms, lounge/dining area, fitted kitchen, bathroom
- Garage
- Good transport links to City
- VIEW NOW

Price £88,500



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81 Foredyke Avenue, Hull, HU7 0DT

IDEAL FIRST TIME BUYER HOME OR INVESTMENT OPPORTUNITY!!

Benefitting from gas central heating and uPVC double glazing this spacious traditional mid terrace house also has a garage to the rear of the property. With good transport links to City Centre and local amenities and accommodation comprising of an entrance hall, lounge/dining area, fitted kitchen with gloss units, lobby and a bathroom with a three piece suite. Bedroom to the first floor, and block paved gardens to the front and rear, where an internal inspection is recommended.

LOCATION

Foredyke Avenue is off Leads Road which is situated to the East of the City with a local primary school and good road access via Clough Road and Cleveland Street to most parts of Hull and the A63 Clive Sullivan Way.

GROUND FLOOR

ENTRANCE

Enter via a uPVC double glazed door into the hall.

ENTRANCE HALL

Staircase leading to the first floor accommodation. Internal door leading into the lounge/dining area. Single radiator.

LOUNGE/DINING AREA

6.05m x 4.22m (19'10 x 13'10)

A uPVC double glazed bay window to the front aspect. Feature fireplace with a marble hearth and back plate and housing a gas fire. Arch leading into the kitchen. TV aerial. Two double radiators. Telephone point. Space for a table and chairs. Under stairs meter and storage cupboard.

KITCHEN

3.25m x 2.06m (10'8 x 6'9)

A uPVC double glazed window to the rear aspect. Range of white gloss base, wall and drawer units with contrasting roll top work surfaces. Under wall unit lighting. One and half sink unit with mixer tap. Provision for a gas cooker. Extractor hood over. Plumbing for an automatic washing machine. Tiled splash backs. Wall mounted combi boiler. A uPVC double glazed door leading outside. Internal door leading into the lobby area. Radiator.

LOBBY

Space for a fridge freezer. Tiled to the walls. Door leading into the bathroom.

BATHROOM

2.26m x 1.37m (7'5 x 4'6)

A uPVC double glazed window to the rear aspect. Comprising of a panel bath with plumbed in shower and a screen, vanity unit with sink inset and mixer tap and a low level flush WC. Vent. Radiator. Fully tiled walls.

FIRST FLOOR/LANDING

Internal doors leading into the two bedrooms. Loft hatch.



BEDROOM ONE

4.19m into recess x 3.78m
into bay (13'9 into recess x
12'5 into bay)

BEDROOM TWO

4.22m max x 2.41m (13'10
max x 7'11)

EXTERNAL

A uPVC double glazed window to the front aspect. Radiator.

Two uPVC double glazed windows to the rear aspect. Radiator.

Block paved garden to the front of the property with fencing and wall to the surrounds. Further block paved garden to the rear with a door leading into the garage. Rear gate. Access to the garage is also obtainable via the ten foot through an up and over door.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquires with the Valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:0019007600810B. Prospective purchasers should check this information before making any commitment to purchase the property.

**ENERGY PERFORMANCE
CERTIFICATE**

The current energy rating on the property is D.

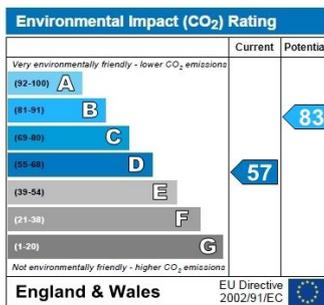
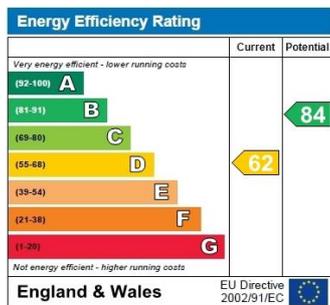
VIEWINGS

Strictly by appointment with the sole agents Leonards on (01482) 375212/ 01482 330777.

**VALUATION/MARKET
APPRAISAL**

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